

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD ON APRIL 16, 2008 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present: Mayor C. Byron Anderson; Council Members Brent Marshall, Tom Tripp, Paul Rupp, Todd Castagno and Mike Johnson.

Appointed Officers and Employees Present: Recorder Jeremy Walker, Attorney Ron Elton, and Records Administrator Rachel Wright.

Citizens and Guests Present: Van Anderson, Colleen Brunson, Pat Hearty, Jerry Edwards, Carolee Warr, and Jennifer Kelley.

Mayor Anderson called the meeting to order at 7:00 p.m.

AGENDA:

1. Summary Action Items:

- a. Approval of Minutes of the City Council Meeting held April 2, 2008.
- b. Approval of Business Licenses for “D.J. Holman, Inc”, “Out West Mowing and Lawn Care”, “Right Way Cleaning”, and “Country Time Tanning and Crafts”.
- c. Approval of Bills dated April 16, 2008 in the sum of \$186,527.52.

Motion: Councilman Castagno made a motion to approve the summary action items. Councilman Tripp seconded the motion, all voted in favor and the motion carried.

2. Consideration of minor subdivision for Carolee and Barry Warr located at 445 West 615 North to divide one lot into four:

Councilman Marshall stated that he is concerned with this request because approximately a year ago Carolee War came to the Council only wanting one lot for her daughter which was approved. She now is asking the Council for four lots. He stated that she verbally stated that was all she wanted was one lot for her daughter. He is concerned that she may come in at a later date asking for more lots. Carolee War stated that she is trying to refinance her loan and in order for the refinance to go through she has to split her property. Ms. Warr stated that the bank would not refinance the property as it stood, because it is more than five acres. Councilman Castagno stated that property larger than five acres is considered agricultural, which makes it more difficult to refinance. Councilman Marshall stated he would be fine with the minor subdivision if it is for the purpose of refinancing.

Motion: Councilman Marshall made a motion to approve the minor subdivision for Carolee and Barry Warr to divide property located at 445 West 615 North from one lot into four lots. Councilman Castagno seconded the motion. Councilman Johnson abstained from the vote, all others voted in favor and the motion carried.

3. Consideration of minor subdivision for Van and Catherin Anderson located at 66 North Church Street to divide one lot into three:

Councilman Castagno stated that the minor subdivision is located behind the Anderson’s home. Councilman Marshall stated that Mr. Anderson had discussed placing a hammerhead turnaround between Lots 2 and 3. Van Anderson was present and stated that the hammerhead had been put in. Councilman Marshall stated the nearest fire hydrant is on Clark Street. He recommended placing a hydrant on or near the Anderson property on Church Street. Councilman Marshall suggested splitting the cost of the fire hydrant between the City and the Andersons. Mr. Anderson asked the Council to place the hydrant on his side of the street because if placed on the other side of the street it would be placed in the middle of a lawn. Councilman Johnson stated he will discuss the location of the fire hydrant with the Public Works Director.

Councilman Castagno stated that two water and sewer connections currently serve the property. Mr. Anderson requested that he not have to pay for two new connections since he was already paying for two. Attorney Elton stated Mr. Anderson would only need to pay the impact and connections fees for new service lines.

Mr. Anderson made an inquiry about the addressing of the lots. He also indicated that he wanted to rename North Church Street to Old Church Drive.

Motion: Councilman Johnson made a motion to approve the minor subdivision for Van and Catherine Anderson located at 66 North Church Street with the City and the Andersons splitting the cost of the installation of a new fire hydrant on Church Street. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

4. Consideration of Ordinance No. 2008-13 amending the General Plan for Patrick Hearty to redesignate 16.5 acres at approximately 600 North Cooley Street from a “Rural Residential-2” to a “Rural Residential-1” designation:

Attorney Elton stated that Mr. Hearty’s general plan amendment was ultimately for the purpose of obtaining a 1 acre zoning designation for his property. Mr. Elton stated that the requested general plan amendment would still need to be considered even if the Council only would allow 2.5 acre lots. The requested general plan amendment (RR-1) allows 1 acre lots, 2.5 acre lots and lots up to 10 acres in size. He stated that if the Council approved the general plan amendment then Mr. Hearty will still need to ask for an amendment to the zoning map. Councilman Marshall stated that Mr. Hearty’s property is located next to property that is currently zoned RR-2.5 and RR-5. Mr. Hearty stated he was willing to drop his plan for a RR-1 zone and to only pursue a mixed zone of RR-2.5 and RR-5 for his property so that it would be compatible with the adjoining properties.

Motion: Councilman Marshall made a motion to approve Ordinance 2008-13, an ordinance amending the Grantsville City Comprehensive General Plan and Future Land Use Map to designate property located along the east side of North Cooley Street from a “Rural Residential-2” land use category to a “Rural Residential-1” land use category for the purpose of facilitating a request to rezone property to a RR-5 and RR-2.5 designation. Councilman Castagno seconded the motion, all voted in favor and the motion carried.

5. Consideration of an amendment to Clark Farm Lease Agreement with Karma’s Kiddie Korner:

Councilman Rupp stated he had talked to Janet Paulich, owner of Karma’s Kiddie Korner and lessee of the Clark Farm residence. He stated that she agreed to do some additional cleaning and improvements at the Clark Farm Residence in exchange for an extension of the lease agreement. Councilman Rupp stated that Ms. Paulich offered to clean the basement as well as do some additional improvements. He stated she is looking into tiling the bathroom. Councilman Rupp stated that in the contract it states that if the repair is over \$50.00 the City will pay for the cost with prior approval. He stated he would like the City to provide the tile for this improvement. Councilman Rupp stated he would like to see the lease extended for an additional two (2) years. Councilman Rupp stated he likes the residence to be used since it gives a presence at the Clark Farm. He asked if the revenue from the rent could be put into a separate budget account to be used for Clark Farm projects, Recorder Walker stated the Council could earmark these revenues to be used at the Clark Farm during the upcoming budget process.

Motion: Councilman Rupp made a motion to amend the Clark Farm Lease Agreement with Karma’s Kiddie Korner to extend the lease agreement for an additional two (2) year period ending on June 30, 2010. Councilman Castagno seconded the motion, all voted in favor and the motion carried.

6. Consideration of Ordinance No. 2008-18 amending Chapter 21, Section 6 (design standards for subdivisions) to require developments having 30 or more lots, residential units or commercial units to have more than one means of ingress and egress:

Councilman Marshall stated the purpose of this ordinance is for public safety. He stated there needs to be more than one mean of ingress and egress to larger developments to ensure the safety of the residents and so that emergency vehicles and the residents can gain access to property and leave it in the case of an emergency that could block one route. Attorney Elton stated that when a general revision to the development code was recently undertaken a similar provision was inadvertently deleted. Mayor Anderson was concerned about the situation when a proposed development didn’t have the option to develop a second means of ingress and egress. Councilman Marshall stated the City would need to analyze these situations on a case by case basis.

Motion: Councilman Castagno made a motion to approve Ordinance No. 2008-18, an ordinance amending Section 21.6.3 of the Grantsville City Land Use Management and Development Code to require two means of ingress and egress for certain large developments. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

7. Declaration and disposition of surplus property:

Mayor Anderson stated that the Public Works Department and City had unusable personal property that needed to be declared surplus. Councilman Tripp stated that scrap value of many items is very high and suggested that the property not be sold at auction for an amount that is lower than its scrap value.

Motion: Councilman Castagno made a motion to declare the list that was presented to the Council as surplus property and to authorize the City to advertise and conduct an open auction to dispose of the property, provided that if the bids would not equal the scrap value of any item, that that item be withdrawn from the auction and be taken to the scrap yard for sale there. Councilman Marshall seconded the motion, all voted in favor and the motion carried.

8. Consideration of conveyance of Grantsville Senior Citizen property to Tooele County:

Mayor Anderson stated he had a discussion with the County Commissioners about conveying the Grantsville Senior Citizen property to Tooele County. He stated that Tooele County would accept the property with a provision that if at some time it was not used for a senior citizens center, that it would revert back to the City. Attorney Elton explained that State law requires the City to hold a public hearing on the proposal prior to making a decision.

Jerry Edwards was present representing the seniors at the Grantsville Senior Citizen's Center. He spoke in favor of the proposal and indicated that a conveyance to the County could assist in the upgrading of the facility. He also asked if the City would still perform snow removal at the Center even if the property was deeded over to the County. Mayor Anderson stated that he didn't think it would be a problem for the City to continue to do snow removal and he would ask the Public Works Department to continue to provide this service.

Motion: Councilman Marshall made a motion to set a public hearing to take input into the possible conveyance of the Grantsville Senior Citizen property to Tooele County. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

9. Consideration of Resolution approving Agreement between the Department of the Army and Grantsville City for Design and Construction Assistance for the Grantsville Wastewater Treatment Facility Improvement Project:

Attorney Elton stated the proposed agreement is for a 1.5 million dollar grant from the Department of the Army to be used for the Grantsville Wastewater Treatment Facility. He stated the City would have to pay for the construction up front and then the Department of the Army would reimburse the City if the agreement was approved and the grant was received. The grant is subject to the availability of funds and the other projects that are seeking these same funds.

Motion: Councilman Johnson made a motion to approve the Agreement between the Department of the Army for design and construction assistance for the Grantsville Wastewater Treatment Facility Improvement Project. Councilman Marshall seconded the motion, all voted in favor and the motion carried.

10. Consideration of Participation in Tooele Valley Highway Environmental Impact Statement UDOT Project No. F-LC45(6)0:

Attorney Elton stated that the City needs to formally request participation in the Tooele Valley Highway Environmental Impact Project. He stated that if the City does not request to participate that the City cannot provide input into the process.

Motion: Councilman Marshall made a motion to request formal participation in the Tooele Valley Highway Environmental Impact Project. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

11. Council Information Updates:

Mayor Anderson stated that Recorder Walker was working on the budget. Recorder Walker stated that Joel Kertamus and Danny Johnson are both working on their proposed budgets for their departments. He stated he is working on the budget for the rest of the City. He stated his goal is to have a tentative budget for the 2008-2009 budget year ready by the end of the month. Attorney Elton stated that Utah law requires the City to adopt a tentative budget for the next year during this first regular meeting in May. Mayor Anderson stated that normally the budget takes a couple of work meetings with the Council in order to be completed.

Councilman Marshall stated that the fire department is currently looking at a proposal to acquire a rescue truck. He stated that the current rescue truck is not road worthy for the highway. He also stated it is not a four-wheel drive vehicle. He stated that often the firemen have to use their own vehicles to transport rescue items to a remote location. He stated the truck would cost approximately \$100,000.00. He stated that the Public Works Director could utilize the old rescue truck in town.

Mayor Anderson stated he would like Councilman Marshall and Councilman Johnson to meet to discuss the prospects of constructing a new City Hall building.

Councilman Marshall stated he has been approached about recycling garbage. Mayor Anderson stated the County Commission has been working on recycling issues. He stated there is a blue bag program currently in place where an individual can buy blue bags and place them in the garbage and at the landfill they take the bag out and sort the materials for recycling.

Mayor Anderson stated that Public Works Director Joel Kertamus has suggested that the City still conduct a green clean program. All of the Council Members agreed and they thought it would be a good idea for this spring.

Councilman Tripp stated he has received some suggestions and complaints. He stated he had someone offer to donate poles for lighting at the baseball fields. Mayor Anderson stated that the cost is around \$250,000.00 to have the lighting put in. Councilman Tripp stated he received a call about the recreation center being in violation of the building code. Mayor Anderson stated he will have the building inspector look at the recreation center. Councilman Tripp stated he has heard that the City birthday presents were gift cards for Home Depot and he suggested that the City use local businesses for the City birthday presents.

Councilman Tripp asked if the Planning Commission has considered some additional zoning designations for the City. Councilman Castagno stated that the Planning Commission had discussed this possibility and that they may be pursuing other zones. Mayor Anderson stated he will talk to Nicole Cline about the zoning designations and obtain information about other options. He stated he will get the Council some more information regarding the zoning ordinances that had recently been tabled.

Councilman Rupp stated that construction at the Clark Farm is starting again. He stated that Brad with the Public Works Department will be doing some concrete work. He stated the plan is to work on the barn. He stated he would like to put a wood floor in the barn. He stated he would like the farm to be a place that could be used for public events.

Councilman Castagno stated he received a copy of the escrow statement regarding the park being developed by Mountain Vista. He stated that the report looks like all of the money has been spent. He stated that HADCO was the contractor. Councilman Castagno stated the park does not look like it has had \$250,000.00 of work done to it. Councilman Johnson stated he had a contractor look at the park who estimated approximately \$90,000.00 of work being done, excluding the hydro seeding and sprinkler system. Councilman Marshall asked if the City could challenge the expenditure amount. Attorney Elton suggested getting a bid for the work done to see if the amount charged was reasonable. Councilman Johnson stated he would get with the Public Works Director and get a square footage analysis of the park.

Attorney Elton stated that he is a member of the Tooele County Relief Society Board. He stated they have obtained funding for a full-time director from Tooele County, but they are in need of another part-time person to actually meet with the public. He stated that the Relief Society Board is a clearing house for relief and emergency services. They offer information to assist persons with the food pantry, mental health services, and housing. They have supported many individuals. He stated they have received a great deal of funding from private sources that goes directly into relief services. He requested that Grantsville City and Tooele City each donate \$5,000.00 to hire a part-time person to help with actual service delivery. Councilman Marshall suggested adding it to the budget and the Council would discuss it more in detail during the budget work meetings.

12. Adjourn:

Motion: Councilman Marshall made a motion to adjourn the meeting. Councilman Rupp seconded the motion, all others voted in favor and the motion carried. The meeting was adjourned at 8:35 p.m.

Jeremy A. Walker
Recorder

C. Byron Anderson
Mayor